

Report to:	COUNCIL
Relevant Officer:	Antony Lockley, Director of Strategy and Assistant Chief Executive and Steve Thompson, Director of Resources
Relevant Cabinet Member:	Councillor Neal Brookes, Cabinet Member for Housing and Welfare Reform
Date of Meeting:	12 February 2020

PROPOSED RENT REVIEW 2020/ 2021

1.0 Purpose of the report:

- 1.1 To consider the recommendations of the Executive on 20 January 2020 regarding the level of rents and service charges to be charged in connection with Housing Revenue Account dwellings during 2020/2021.

2.0 Recommendation(s):

- 2.1 To approve the recommendations of the Executive from its meeting held on 20 January 2020, namely:

2.1.1 To agree that rents for all Housing Revenue account properties are increased by 2.7% in 2020/ 2021, following rent reductions over the last four years.

2.1.2 To agree that the level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.

2.1.3 To agree that Housing Revenue Account service charges (as detailed in Appendix B to the report to the Executive) and that other General Fund service charges (as detailed in Appendix C to the report to the Executive) are charged as outlined.

3.0 Reasons for recommendation(s):

- 3.1 To ensure that rent levels are appropriate and the Housing Revenue Account is financially secure as the Council delivers the Council Homes Investment Plan over the next five years.

Retaining the previously agreed minimum reserves level of £1 million ensures that prudent balances are maintained in the Housing Revenue Account.

- 3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council?

No

3.2b Is the recommendation in accordance with the Council’s approved budget? Not applicable - the report once approved will become part of the Council’s new approved budget

3.3 Other alternative options to be considered:

Rents could be set at a lower level, but have already been reduced by a total of 4% over the last four years. Not to raise rents now would further reduce the capacity for investment in Council homes.

4.0 Council Priority:

4.1 The relevant Council Priority is “Communities: Creating stronger communities and increasing resilience”.

5.0 Background Information

5.1 The Executive at its meeting on 20 January 2020, considered a report regarding the draft Housing Revenue Account budget for 2020/ 2021 and the level of rents in relation to Council housing dwellings and service charges to be applied during the next financial year. The report to the Executive detailed the 2020/ 2021 Draft Budget and the proposed changes in rent and service charges.

5.2 New charges for Housing Revenue Account Services and related Non-Housing Revenue Account properties were also considered and detailed within the report to the Executive.

5.3 All Members of the Council should have received copies of the papers considered by the Executive at its meeting on 20 January 2020, in connection with the Proposed Rent Review [available via this link](#)

5.4 Does the information submitted include any exempt information? No

5.5 List of Appendices:

Appendix 7(a) – Executive Decision Notice–EX2/2020 - Proposed Rent Review 2020/2021- 20 January 2020.

6.0 Legal considerations:

6.1 None.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 An Equalities Impact Analysis has been completed.

9.0 Financial considerations:

9.1 These were set out in the report considered by the Executive on 20 January 2020.

10.0 Risk management considerations:

10.1 None.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

12.1 The rent report is shared with the Board of Directors of Blackpool Coastal Housing Limited, which includes Council, tenant/leasehold and independent non-executive directors.

13.0 Background papers:

13.1 None.